



City of Seattle Preliminary Assessment Report

June 08, 2010

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3011377	Ground Disturbance	Y
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	05/24/10
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	4800 Sand Point Way NE		
Location			
Zoning		Applicant	DAVID NEAL 925 4TH AV #2400 SEATTLE WA 98104 (206) 521-3479
King County APN	2982800005		
Permit Status	Initial Information Collected		
Description of Work	construction of new inpatient hospital & temporary surface parking.	Applicant Email	dave.neal@zgf.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Matthew S Recker, (206) 233-5034, Matt.Recker@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all**

required documents at the intake appointment. If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Riparian management area

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height. Soldier pile and lagging along east limit of this site

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

SAND POINT WAY NE

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet is NE of 41st Ave NE

40TH AVE NE

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

41ST AVE NE

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-5 inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way. Flows directly west to NE 46th St

NE 45TH ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3-4 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

NE 46TH ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-5 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

There is a large number of trees on this site. Please show all existing trees on site survey and plan.

Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Site is mapped ECA types 1 and 3. Steep slopes are along east limits of the site, sloping down to west. Specify locations and depths of proposed excavation. Include details of proposed shoring system. Powerlines that run north-south are located near east limits of site. There is no curb along Sand Point Way NE on the west half of the portion between 40th and 41st Ave NE. There is a ditch here.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

Show 100-foot riparian management area on plans

Note: No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to SMC 25.09.200 for more information.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements SAND POINT WAY NE

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

40TH AVE NE

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the west side of 40th Ave NE.

NE 45TH ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the south side of NE 45th St.

Easements

SCL power easement may be required. Property survey may be required at project's expense. For the primary distribution lines between Laurelon Condos & hospital if not relocated or removed.

SCL power easement over the property exists. North section of the primary distribution lines between Laurelon Condos & hospital.

Construction over the existing SCL power easement is not allowed. North section of the primary distribution lines between Laurelon Condos & hospital.

Other Requirements

- There are overhead high voltage lines that run north-south from NE 45th St to near Sand Point Way NE and east of the existing Laurelon Condos. Working and permanent clearances are required.
- For all communication, questions and construction guidance, please contact the SCL Electrical Service Engineer, Ian Cooper, at 206-386-9734 or Ian.Cooper@seattle.gov. For new service, an Application for Electrical Service must be submitted to Seattle City Light. The electrical Service Engineer must be contacted several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Engineer should also be contacted to coordinate electrical details with demolition and temporary power for construction.

DPD Drainage Requirements

Contact: Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 40th Ave. NE

Sanitary sewer main size: 15" Diameter

Storm drainage main location: 40th Ave. NE

Storm drainage main size: 54" Diameter

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 19-2009 - Requirements for Green Stormwater Infrastructure to the Maximum Extent Feasible and Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator per DR 19-2009.

Water Quality

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing and proposed site usage this project shall: provide an oil control facility that treats the required runoff volume or flow rate from high use designated pollution generating surfaces (SMC 22.805.090 B.1, B.3).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

DPD Land Use Code Requirements

Contact: Joanne E West, (206) 233-3865, JoAnne.West@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

SAND POINT WAY NE

Other requirements: Any street improvements handled under the MIO contract rezone.

40TH AVE NE

Other requirements: Any street improvements handled under the MIO contract rezone.

41ST AVE NE

Other requirements: Any street improvements handled under the MIO contract rezone.

NE 45TH ST

Other requirements: Any street improvements handled under the MIO contract rezone.

SDOT Requirements

Contact: Ken Bardsley, ken.bardsley@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at:

http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 90% complete street improvement plan (SIP) must be accepted by SDOT prior to your DPD construction intake appointment. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Street Improvement Requirements

SAND POINT WAY NE

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. If your project is proposing to install new curb or is proposing to change the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Other requirements: Improved width not established on arterial list.

41ST AVE NE

Other requirements: Street vacation.

NE 46TH ST

Other requirements: Street vacation.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Water Availability

Contact: SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20100315

Water Availability Certificate status: In Progress

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT**. Allow a minimum of 5 days for screening after application submittal to SDOT.
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
 - North of Denny Way (206) 615-0600
 - South of Denny Way (206) 386-4200
 - Large Commercial & Industrial (206) 233-7177
 - Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.